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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,
 014013

That **CLIFFORD F. MORISSETTE**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **MELVIN T. NALE, JR.**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **MELVIN T. NALE, JR.**, his assigns forever,

Certain lots or parcels of land, with any buildings thereon, situated in the City of **Waterville**, in the County of Kennebec, and State of Maine, bounded and described as follows, to wit:

TRANSFER
 TAX
 PAID

Beginning at a stone monument set in the ground in the northeasterly line of Redington Street at the southerly corner of land now or formerly of Leora Bisson; thence southeasterly in said northeasterly line of Redington Street fifty-six (56) feet to an iron pin driven in the ground; thence northeasterly at right angles to said northeasterly line of Redington Street and parallel with the southeasterly line of said Bisson's land sixty-three (63) feet to an iron pin driven in the ground; thence deflecting to the left an angle of 42° 30', forty-two and five tenths feet (42.5) to an iron pin driven in the ground; thence deflecting to the left an angle of 47° 30' and parallel with said northeasterly line of Redington Street twenty-four (24) feet to an iron pin driven in the ground in said southeasterly line of land of said Bisson; thence southwesterly in said Bisson's line twenty-three and five tenths feet (23.5) to a stone monument set at an angle point in said Bisson's line; thence southwesterly in said Bisson's southeasterly line seventy-one feet (71) to the point of beginning.

Also, a right of way over a strip of land next southeasterly of the above described premises, five feet in width extending the entire length of the southeasterly side of said above described premises.

Also, a right of way to pass and repass and to turn teams and other conveyances over a triangular shaped piece of land lying easterly of the above described premises, and described as follows:

Beginning at the northerly extremity of the third described line at an iron pin driven in the ground; thence southeasterly in a line parallel with said northeasterly line of Redington Street fifty (50) feet; thence westerly in a straight line to an iron pin driven in the ground at the northeasterly extremity of the second described line and in the center of said driveway; thence northerly in a straight line forty-two and five tenths feet (42.5) to the point of beginning.

Being the same premises conveyed to Clifford Morissette and Jeannette Morissette by deed of Julia Fortin as dated August 3, 1973, and recorded in the Kennebec County Registry of Deeds in Book

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1662, Page 266; the said Jeannette Morissette having become deceased on June 21, 1975.

Also certain lots or parcels of land situated in said Waterville, in the County of Kennebec, and State of Maine, more particularly described as follows, to wit:

Beginning at a stone monument placed in the ground on the northerly line of Redington Street and at the southwesterly corner of land formerly owned by James Greaney, now deceased, and now or formerly owned by Katherine Greaney; thence westerly in said northerly line of Redington Street forty-seven feet (47) to land of Dieudonne Fortin; thence northerly along Dieudonne Fortin's easterly line of land sixty-three feet (63) to the apex of a small triangular piece of land used as a right of way; thence northeasterly along said triangle to the south line of land formerly belonging to Edman P. Fish, now deceased; thence easterly seventeen feet (17) to land of Katherine Greaney; thence southerly along the westerly line of Katherine Greaney's land to the point of beginning. The right of way in common with Dieudonne Fortin and heirs and assigns of Edman P. Fish, deceased, is hereby conveyed.

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Also another piece or parcel of land with the buildings thereon situated in Waterville aforesaid and bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground near the center of a driveway and at the northeasterly extremity of the southeasterly line of land conveyed to D. Fortin and Margaret M. Fortier by deed dated April 30, 1920; thence easterly and deflecting to the right from said southeasterly line of said Fortin's land forty-five degrees thirty minutes and forty-two (42) feet to an iron pin driven in the ground; thence southeasterly parallel with the northeasterly line of Redington Street about seventeen (17) feet to land of one Greaney; thence northeasterly in the northwesterly line of land of said Greaney and land of one Foster forty-seven (47) feet to a stone monument set in the ground at the southerly corner of land of the heirs of Manley Morrison; thence northwesterly in the southwesterly line of land formerly belonging to the heirs of Manley Morrison and the southwesterly line of land formerly belonging to Margaret M. Fortier, now deceased, ninety-two and seventy-five hundredths (92.75) feet to a stone monument placed in the ground in the easterly corner of land of said Leora C. Bisson; thence southwesterly in the southeasterly line of land of said Leora C. Bisson forty-five (45) feet to an iron pin driven in the ground at the northerly corner of said land conveyed to said D. Fortin by said Margaret M. Fortier; thence southeasterly parallel with said Redington Street and in the northeasterly line of land of said Fortin twenty-four (24) feet to an iron pin driven in the ground; thence southerly in the easterly line of land of said Fortin forty-two and five tenths (42.5) feet to the point begun at.

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Together with a right of way in common with others over a strip of land ten (10) feet in width extending from Redington Street to the

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above described parcel of land, the center line of which shall be the southeasterly line of land of said Fortin. Also a right of way over a strip of land four feet in width lying next southerly of the first described line of the premises herein conveyed and extending its entire length. Together with such exceptions and reservations as appear in deed of Lionel J. Poliquin to the said Helen S. Poliquin dated June 18, 1938, and recorded in the Kennebec Registry of Deeds in Book 743, Page 431, and being the same premises conveyed by warranty deed of Helen S. Poliquin said deed dated December 31, 1953, and duly recorded at the Kennebec County Registry of Deeds.

Being the same premises conveyed to the said Clifford F. Morissette and Jeannette E. Morissette by deed of Eva Veilleux as recorded in the Kennebec County Registry of Deeds in Book 1518, Page 476. The said Jeannette E. Morissette having become deceased on June 21, 1975.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **MELVIN T. NALE, JR.**, his heirs and assigns, to his and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **CLIFFORD F. MORISSETTE**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this day of June, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Albert L. Bernier

Clifford F. Morissette
Clifford F. Morissette

STATE OF MAINE
KENNEBEC, ss.

Dated: June 28, 1989

Personally appeared the above named **CLIFFORD F. MORISSETTE** and acknowledged the above instrument to be his free act and deed. Before me,

Albert L. Bernier
Notary Public
Print Name: Albert L. Bernier
My Commission Expires:

RECEIVED KENNEBEC SS.

1989 JUL -3 AM 9:00

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12/19/89

ATTEST: Albert L. Bernier
REGISTER OF DEEDS